

Two Homes Under One Roof Discount Building Costs

Morristown Owner Shows Interesting Improvement on a Two-Family House Plan With Saving of Expense on the Materials

Although this Morristown house did not come within the scope of The Tribune's Suburban Home Contest, it suggests an idea that might be capitalized with wonderful success by builders at this time of home scarcity. At low cost Philip P. Jacobs has provided living accommodations for two families, and in Morristown, one of the prettiest and finest towns in the metropolitan district. Instead of dividing the building horizontally, the builder has a lateral division which seems to be superior to the usual up-and-down-stairs plan of homes.

It gives each family all the privacy, all the conveniences and all the comfort that go with the individual home and which cannot be had in the home spread out on one floor, no matter how spacious it may be.

Lateral division permits the owner or the tenant to "go upstairs to bed" and "come downstairs to breakfast." The neighbor is not met in the hall or on the porch or in the yard. Nor are tenants reminded who cut the lawn last nor who bought the last coal for the furnace in the cellar.

Like Two Separate Homes
The Morristown house pictured above permits two families to live under the same roof without coming in contact, and therefore eliminates the possibility of disagreements which are bound to occur between tenants when one lives above the other and part of the house is common ground for both.

In the two-family house where the apartments are arranged one above the other the family upstairs, for some reason which is hard to explain, assumes a superior air and is inclined to think that the family downstairs is responsible for the appearance of the house and the grounds about it.

The Jacobs plan divides responsibility



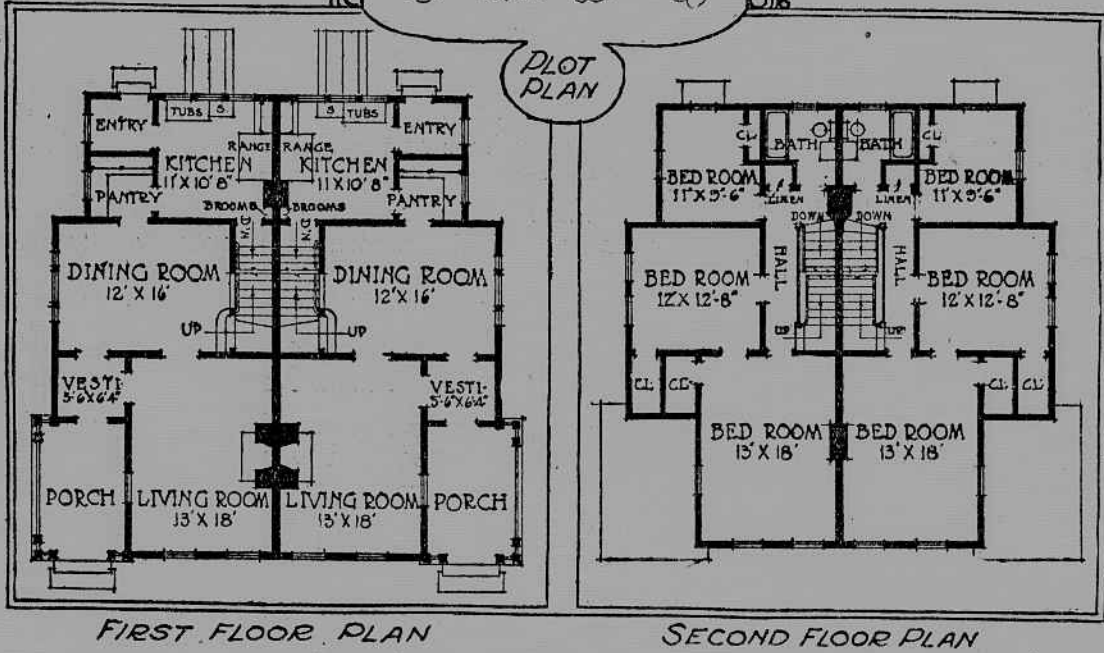
LOOKS LIKE ONE HOME
REALLY IS TWO.

as clearly as if the two homes were physically separate and miles apart. Each owner has his strip of lawn to attend to and his garage to care for and his walk to sweep and keep in repair.

Of course, an agreeable neighbor is essential in a duplex house, because Mr. Neighbor may decide to paint his side a color that would destroy the appearance of the entire house. That seems to be the one defect in the Jacobs house, since it is a frame house.

The plans show a substantial physical division, sufficient to keep out the noises of the family in the house next door. The rooms are large. There are seven in each house. On the first floor are the living room, dining room, kitchen and pantry, and on the second floor three bedrooms and a bath and linen closets. Then there is an ample porch on the first floor of each house.

The entire structure covers a site 37 feet wide and 44 feet deep, and cost \$12,000 when built, in the spring of 1917. Scopes & Feustmann designed the house, or houses.



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Sun Building on Nassau St. Involved in Realty Deal

Syndicate Reported to Have Closed Contracts With New York Life Insurance Co. for Purchase of Tall Building Built by American Tract Society

Ownership of "The Sun" Building, at the southeast corner of Nassau and Spruce streets, formerly the American Tract Society Building, is soon to be transferred by the New York Life Insurance Company to new interests. It was said yesterday that the sale had been consummated but the controller of the New York Life Insurance Company, who has the matter in hand, could not be reached.

A syndicate, reputed to be financially strong, has been formed to buy the property at a price said to be less than \$2,000,000. One story said that the price was \$1,800,000 and that \$200,000 had been paid over in money for the building.

The Sun Building is twenty-two stories high. It is one of the first skyscrapers to be erected in this city and for many years the St. Paul Building, at the junction of Park Row with Broadway and the Nassau Street structure, were the most interesting sights to visitors to New York. The great height to which these buildings had

been carried developed a lot of discussion, at that time, as to the safety of such construction, and for a long time many folks, in this city and other parts of the country, expected, eventually, that the building would fall.

The Sun Building was erected by the American Tract Society, which owned the corner and considered the intensive development of the property as a wonderful investment. It was a good investment for a number of years, but competition was keen and the newer buildings received the call.

Several years ago the New York Life Insurance Company, which held a \$2,000,000 mortgage on the building, assumed the management of the property. Finally, action was brought to foreclose the mortgage and the fee to the big structure was then passed over to the insurance company.

When "The Sun" and "Evening Sun" became tenants of the building it was with the understanding that it be named the Sun Building, the newspapers being the largest tenant, occupying all

the subsurface space, the first four floors and the tower section of the building. The building is now practically rented from top to bottom. The space which "The Sun" and "Evening Sun" will vacate next month will be taken up rapidly by small concerns.

The newspapers are moving to the old Stewart Building, in Chambers Street, at the north end of City Hall Park, which Frank A. Munsey bought about two years ago.

The Sun Building has a frontage of 100 feet in Nassau Street and 97.2 feet in Spruce Street. It is the last of a number of high downtown office buildings taken over by mortgage holders in the last five or six years to be returned to strong interests.

Prudential Life to Help Jersey Home Builders
Announces It Will Entertain Mortgages on Property in Northern Part of State

Being aware of the acute housing conditions existing in the Metropolitan District, and having found the demand for loans on residence properties in the Northern New Jersey very large, the Prudential Insurance Company announces its readiness to aid those wishing to secure homes by entertaining applications for mortgage loans in the Northern part of New Jersey, when presented through its Home Office in Newark.

\$2,000,000 Loan For Apartment In Fifth Avenue

Construction Work to Begin Next Month on Twelve Story Building To Be Erected at 72d Street

A \$2,000,000 first mortgage has been made by S. W. Straus & Co. on the twelve-story apartment house to be erected at the north corner of Fifth Avenue and Seventy-second Street by 910 Fifth Avenue, Inc., Fred F. French, president, which will represent an expenditure of \$3,000,000. William A. White & Sons negotiated the mortgage loan.

It was announced yesterday that final drawings for the structure will be completed within a few weeks and that actual construction will start in August. The contract for its construction has been awarded to the Fred F. French Company. Orders have already been placed for steel, limestone and other materials.

The building will be Italian Renaissance in design. It is planned to make this building one of the finest and most exclusive apartment dwellings on the avenue. The rents, which will be in keeping with the neighborhood and character of the house, will be the highest per square foot in the world, according to Mr. French.

Douglas L. Elliman & Co. will have the management of the building. The plot contains five city lots, measuring 122 feet on Fifth Avenue by 172 feet on Seventy-second Street, running back 102 feet in the rear. An interior driveway will provide a sheltered approach to the entrance foyer at the central part of the building, and pedestrian entrances are planned immediately off the sidewalk.

The French company, having made exhaustive studies of the probable requirements for the neighborhood, is drawing plans which will provide ten simple apartments and seven duplex apartments, ranging from fourteen to sixteen rooms. A typical apartment contains a fine view of the city, a private elevator lobby leading to the reception foyer, off which is a living room 20x38 feet, the library and the dining room.

Off a private gallery are four master bedrooms, ranging from 14x18 feet to 17x23 feet, with two baths and one combination bath and dressing room. There are five closets, a large linen closet and a cedar closet in each apartment.

Service elevators and service halls lead to the service section, consisting of a kitchen, range, sink, refrigerator, six servants' sleeping rooms. Additional servants' rooms and private laundries are planned for the roof.

The French company estimates that the building will cost \$1,750,000.

Sells Realty Once Owned by Sir Peter Warren

John C. Barkley of John F. Barkley & Co., handlers of real estate for the United States government, has sold the three-story and basement dwelling on lot 2.6x 29.7, at 139 West Eleventh Street, to Mrs. D. M. Griffin, who will remodel and occupy. The subject title shows ownership direct from Sir Peter Warren, admiral of the British navy in 1797.

Rochester Resident Buys Large Ossining Farm

The gentleman's farm belonging to Walter T. Stern, lawyer, on Cedar Lane, Ossining, N. Y., has been sold to Douglas B. Morton, of Rochester, N. Y., through George Howe. The property consists of 123 acres of land, a line of farm buildings and a large group of farm buildings. Mr. Howe reports the selling price as \$35,000.

Flushing Resident Buys Home at Whitestone

J. Albert Johntra has sold for Thomas C. Bell, of Bayside, the dwelling at 89 Twelfth Street, Whitestone, L. I., to Mary Kistner, of Flushing. The house is on a plot 50x100, containing eight rooms. There is a garage in the rear of the property.

To Locate Business Near Homes of Employees

Book Concern to Move to Brooklyn Where Most of Its Help Live

That some New York City business men are finding it better to locate their plants where their employees live is reflected in the purchase by The American Law Book Company of a large plot in Flatbush Avenue, Wiloughby and Gold Streets, Brooklyn, from the Realty Associates, and J. W. McManus.

Plans for a three-story office building to be erected on the site are now being prepared by R. H. Quinby, architect.

C. W. Dumont, president of The American Law Book Company, said: "Our principal reason for abandoning our location in Manhattan was because we found upon investigation, that three out of every four of our employees lived in Brooklyn. We also found it possible to buy a site having three frontages and a large amount of ground for less money than we could have purchased a similar site in Manhattan, not nearly so centrally located. These are the considerations that led us to purchase the Brooklyn site, and resolve upon improving it with the plant for our sole occupancy. The ground floor will be divided into stores."

John A. Weekes Estate At Oyster Bay Sold

The John A. Weekes estate property at Oyster Bay, comprising 166 acres, has been sold for \$1,000,000. The large frontage on the Oyster Bay-Gold Springs Road, adjoining the estates of Mortimer L. Schiff and John A. Blair, has been purchased by John A. Garver and Acosta Nichols, who have taken possession of the property. Oyster Bay Harbor and Long Island Sound. Henry T. Dollard was the broker.

Sale in 113th Street

George W. Sasse has sold for Mrs. Bella Finger, 231 West 112th Street, a three-story and basement dwelling, on lot 18x100.

Bronx Residents to Commemorate Valor and Patriotism of Boys With \$500,000 Clubhouse

To commemorate the valor, sacrifices and patriotism of the men of The Bronx who served in the war against Germany and her allies a great granite building is to be erected on a site on Grand Concourse and Boulevard at the cost of \$500,000, including the land. It will be a club building, the rendezvous of the men who carried the fear of the might of America into the hearts of Europe, friends as well as enemies. It will be the sanctuary of the fighting men of the northern borough, and according to the plans prepared by Major William F. Deegan, associated with Starret & Van Vleck, it will be one of the finest and most appropriate monuments planned to commemorate the late war.

The idea for a monument in the form of a club building was suggested to the legion by Major W. T. Wright, chairman of the county committee, and Major Deegan. The suggestion was put to a vote, and it proved the most popular of the memorial schemes.

The accompanying perspective is that of the memorial building designed. The exterior is to be entirely of granite and limestone. The names of the battles in which the various units fought will be inscribed upon the piers at either side of the doorway, and the insignia of the divisions modeled in frieze. The building is to be 100 feet wide and 150 feet in depth, and is to be located on a selected site.

The first floor of the building is to be utilized by the various post rooms, lounge and reading room and trophy room. On the second floor will be an auditorium, occupying the entire area of the building. The basement will be used as a billiard and game room.

Long Island Loses Its Historic Summit Hotel

Building Where Washington Stayed Said To Have Been Built 277 Years Ago

The historic Summit Hotel, at Hempstead, which is said to have stood for 277 years, can be looked at in the future only in pictures, for last week the razing of the famous Long Island landmark, which was one of the chief attractions of the village, was started.

The building is known probably from one end of the country to the other and is one of the hotels where George Washington really stayed during the Revolutionary War. It was occupied as headquarters by both Continental troops and the British.

When the old walls were torn down the butt end of an old Revolutionary musket and an old cannonball were found.

The building was used in its early history for town meetings and later was the post hotel for changing horses on the stage coach running between New York and Southampton. The Meadow Brook Hunt Club, when it first came into being, held its meets in front of the old hotel.

Police Commissioner to Relieve 6th Ave. Traffic

Factory Workers and Vehicles Will Be Kept Moving; Plaza at North End Considered

Traffic conditions on Sixth Avenue, for many years intolerable, are to be improved. Police Commissioner Enright promised this to the Sixth Avenue Association last week. The association has been agitating this for many months, in addition to a number of other betterments along the avenue. Commissioner Enright and the Sixth Avenue owners and storekeepers that he was in sympathy with their fight and would do everything within his power to improve conditions.

Crowding of sidewalks by operatives at noontime and vehicles in the roadway will be stopped. Groups of men and women, workers from the factories in the cross streets, will not be permitted to stand as now and block the sidewalks. Instructions will be given to the police to see that gatherings be broken up and every one kept moving. Traffic policemen will give more consideration to Sixth Avenue and will

Divides the House Through Centre, Giving Each Tenant an Upstairs and Down—Looks Like a Single Suburban Residence

not check the flow of vehicles as often or for as long periods as now. Park Commissioner Gallatin has told Walter J. Salmon, president of the Sixth Avenue Association, and a committee that he would consider the request of the association for a plaza in Central Park opposite the end of Sixth Avenue. Sixth Avenue now ends at the park. The association thinks that it should be continued on and made one of the important avenues leading to and from the park.

James A. Stillman Adds 92 Acres to Estate

Said to Have Paid \$92,000 for Property, Known as Wilson Farm on Bedford Road

James A. Stillman, the banker, has bought the Wilson farm, consisting of ninety-two acres, on the Bedford road and adjoining his estate. The sale was made by Broker Henry R. Lounsberry for the Briarcliff Realty Company. This tract was held at \$92,000.

Preston Herbert has added forty-three acres to his farm on Chappaqua road. He bought the tract from the Briarcliff Realty Company. It was held at \$21,000. The Briarcliff company also sold to Wilbur K. Hitchcock of Aland, Mass., the Colonel Wood place, consisting of nine acres and buildings. This property has on the Bedford road, and was formerly used in connection with the Briarcliff Farm Dairy. The sale was made by George Howe. It was held at \$15,000.

Joseph P. Grace Rents Dwelling in East 79th St.

Pense & Elliman have let, furnished, for J. Woodward Haven, his residence, the five-story English basement dwelling at 18 East Seventy-ninth Street, between Fifth and Madison avenues, to Joseph P. Grace, of the well known banking firm.

Stuyvesant Square Political and Realty History Recalled by Old Dwelling Sale

The southwest corner of Rutherford Place and Seventeenth Street has been bought by Dr. Herman N. Appel, who will alter the house, the lower part for use in his profession and the upper part into living accommodations. Although the property has been out of the Stuyvesant family for many years, the sale of the corner to Dr. Appel, and his intention to alter the house, which has stood since 1856, brings back a chain of reminiscences which are historical and interesting to real estate men, because of the fluctuation in the value of that realty.

At the outset it was part of the old Petersfield Farm, the suburban home of Peter Stuyvesant. When the British came in the latter part of the seventeenth century, Stuyvesant moved to his farm in the country and gave the rest of his days to the planting and improvement of his farm. "St. Mark's Church in the Bouwerie" perpetuates the little chapel which the study Governor erected on his farm.

According to Joseph S. Weinberger, who searched the title for Dr. Appel, the corner left the ownership of the Stuyvesants in 1849, when the eighty feet on Rutherford Place, between the

present site of St. George's Protestant Episcopal Church and Seventeenth Street, now the site of four dwellings, and 200 feet of frontage on Seventeenth Street was sold for \$20,400 by Gerard Stuyvesant to James Foster.

Gerard Stuyvesant, Hamilton Fish and Rutherford Stuyvesant, who was baptised "Stuyvesant Rutherford," received the farm from Peter Gerard Stuyvesant.

Before Peter Gerard Stuyvesant died, however, he deeded to the city, September 20, 1836, for \$5, the plot now known as Stuyvesant Park, on condition that the city should fence in, plant, improve and maintain the park; and also to create Rutherford and Livingston places.

He suggested that the area of the park be called "Holland" Square. The city finally compromised on "Stuyvesant" Square. The park will revert to the Stuyvesant heirs if the area is ever used for any other purpose.

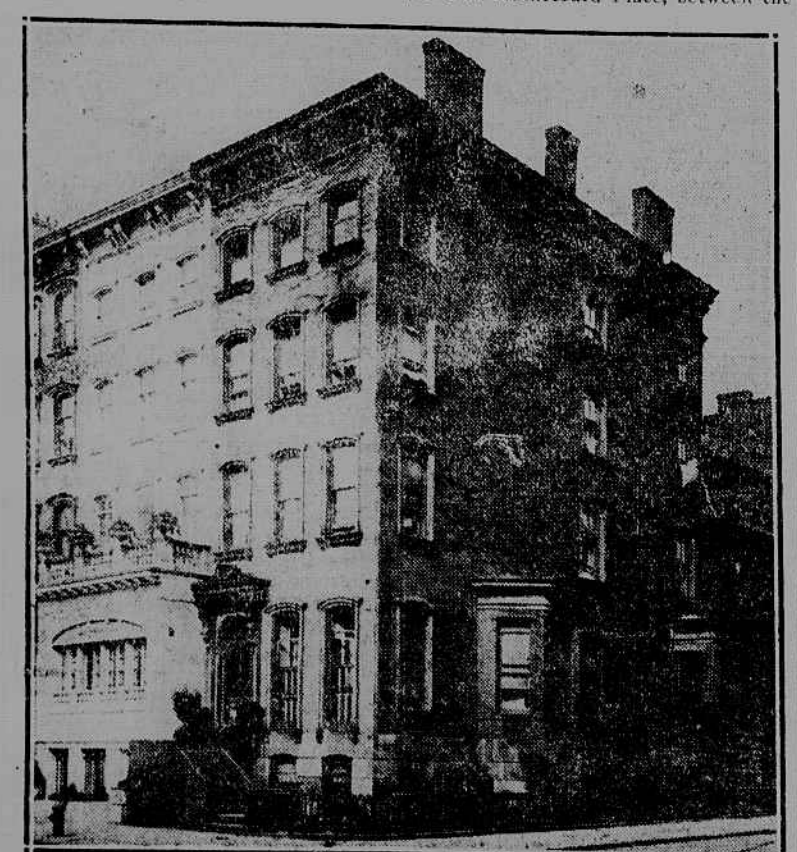
In 1854 James Foster's widow sold to Thomas Morton and David C. Moorehead, for \$25,750, a plot 50x170, at the southwest corner of Rutherford Place and Seventeenth Street.

The first transfer of the corner with a dwelling was in 1856, when Camilla D. Gerard of Montgomery, Ala., paid \$18,500 for it. Two years later, in 1858, the corner was sold to William F. Brooks for \$20,000.

The Civil War had no good effect on real estate, particularly residential property, because in 1862 Thomas Morton bought it for \$15,000 from Sheriff John Kelly. Prices went up with the coming of peace, and in 1865 Mr. Morton received \$22,700 for the corner from Frances C. Dudley. In 1868 Mrs. Dudley sold to Katherine C. Welling for \$30,000. In 1874 Mrs. Welling sold to Lucius Horatio Biglow for \$27,500. Lucius Horatio Biglow sold to Susan Ann Biglow, in 1876, for \$40,000, including all personal household effects.

In February, 1894, Anna E. Lyon became owner at \$50,000. In April, 1894, Frank Raub took it subject to a mortgage of \$30,000, and in April, 1902, the Raub Estate turned the property to Dr. David D. Jamnig, at \$10,000. Summed up, the corner has changed hands five times, and the property has been foreclosed and the property bid in by the mortgagees for \$35,000. The mortgagees were Howard Willets, of Massachusetts, R. C. Hoyt and Frank L. Hall as trustees of J. May Willets, who sell the property to Dr. Appel.

John H. Scheier is designing the alterations.



Dwelling House at Rutherford Place and Seventeenth Street, bought by Dr. Appel

Mountain Lakes Park Feels Demand for Homes

Launching Building Programme Calling for 100 New Dwellings

Evidence of the extent of the demand for homes is to be had on every hand. This is as true of the suburbs as of the city. The developers of Mountain Lakes Park announced that on last Sunday five dwellings in their development in the New Jersey mountains were purchased chiefly by residents of Manhattan.

Charles H. Chapin, of the Sun Oil Company, bought a \$10,000 dwelling on Pollard Road, and Ewood B. Smith, engaged in the printing business, signed contracts for a 9-room house on Boulevard East, which has been in the market for \$8,500.

The Mountain Lakes Park Corporation has come to the conclusion, based on the demand for homes at Mountain Lakes and throughout the entire suburban section and on the fact that there will be no improvement this fall in the housing situation in the city, to build many more houses.

The construction of 100 houses will be under way soon at Mountain Lakes. Thirty of these will be put up in the central section. They will contain seven rooms and more, and will cost from \$7,000 to \$11,000.

The remaining construction planned will be in the main subdivision and in the small estate section. R. L. Kilby, sales manager, said that that company would have no trouble in accommodating a demand calling for a much greater number of homes because the company has on hand great quantities of material bought at a time when prices were normal.

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Business Home Buying New Development in Central Zone

\$23,000,000 Invested in Four Months in Lofts and Mercantile Buildings by Tenants in Central Mercantile District; New Business Locating There

Home buying by business concerns current for months in the financial and other centres of the lower end of the city, is developing in uptown trade sections. It is estimated that in the last four months twenty-three loft and mercantile buildings in the central mercantile district have been purchased by business concerns and other buyers. Central Mercantile Association estimates the investment in realty in this section in four months at \$23,000,000. Among the largest investments made are:

The National Biscuit Company purchase from the Bradish Johnson Estate of its Chelsea plant, occupying two blocks, bounded by Fifteenth and Sixteenth streets, Ninth and Eleventh avenues, and assessed by the city for taxation purposes at \$3,085,000. The Bedell Company purchase of the eleven-story building formerly owned by the Sussman Brothers, at 18-22 West Eighteenth Street, extending to Seventeenth Street, for \$2,500,000. Frederick Brown purchase of the eleven-story Cluett Building at 22 West Nineteenth Street, for \$1,100,000. The Greenwich Savings Bank sold 85 Fifth Avenue, a thirteen-story building, northeast corner of Sixth Street, for \$800,000. Dr. Parkhurst's Church, Madison Square, bought by the Metropolitan Life Insurance Company for \$500,000. The Alhambra Building, northwest corner of Broadway and Twenty-fourth Street, sold at a reported price of \$2,325,000. The Downey Building, at 49 East Fourteenth Street, has been sold for \$250,000. Gimbel Brothers have inguished their department store building for a reported price of \$6,800,000.

Schrafft's Confectionery Company purchase of 47-49 West Twenty-second Street. The premises will be used to enlarge their present plant at West Twenty-third Street, and the twelve-story Townsend Building, northwest corner of Broadway and Twenty-fifth Street, has been sold. The building is assessed at \$1,120,000.

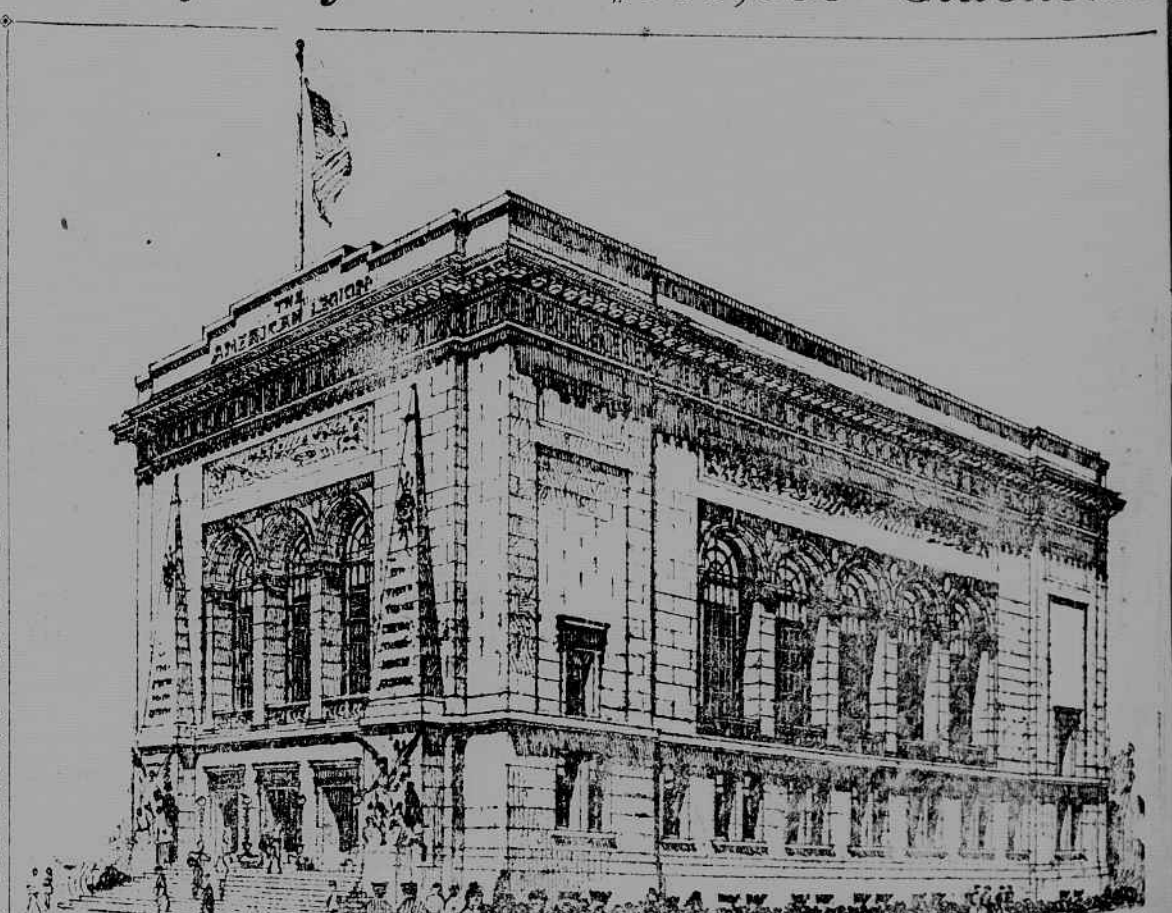
The Hat Trade Coming to Section

The New England Panama Hat Company has purchased the twelve-story Braender loft building at 36 West Seventeenth Street, between Fifth and Sixth avenues. It was held at \$500,000. The firm is now located at 29 West Fourth Street, and was unable to obtain additional required space.

The removal of this firm will probably result in a general exodus from the Fourth Street neighborhood of a large number of the hat manufacturers located in that territory who require more space, which is not available.

To Build at South Orange

E. & P. Hamilton & Co. have sold for Mrs. E. P. Hamilton a large plot at the northwest corner of Montrose and Berkeley avenues, South Orange, N. J., to E. Du P. Meyrowitz, who will erect a dwelling on the site.



Facade of proposed memorial to be erected in The Bronx by the American Legion